

049.A

0002

0006.C

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTON

APPRaised:

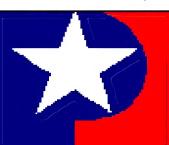
Total Card / Total Parcel  
356,700 / 356,700

USE VALUE:

356,700 / 356,700

ASSESSED:

356,700 / 356,700


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #: 6C

Owner 1:	DESAI JAGRUTI
Owner 2:	
Owner 3:	

Street 1: 47 MYSTIC STREET #6C

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: ARYAL SAROJ -

Owner 2: -

Street 1: 47 MYSTIC STREET #6C

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 895 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6038																	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	356,700			356,700		126633
							GIS Ref
							GIS Ref
							Insp Date
							10/27/17

PREVIOUS ASSESSMENT								Parcel ID	049.A-0002-0006.C	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	346,500	0	.	.	346,500	346,500	Year End Roll	12/18/2019
2019	102	FV	326,700	0	.	.	326,700	326,700	Year End Roll	1/3/2019
2018	102	FV	300,000	0	.	.	300,000	300,000	Year End Roll	12/20/2017
2017	102	FV	279,000	0	.	.	279,000	279,000	Year End Roll	1/3/2017
2016	102	FV	279,000	0	.	.	279,000	279,000	Year End	1/4/2016
2015	102	FV	215,200	0	.	.	215,200	215,200	Year End Roll	12/11/2014
2014	102	FV	206,900	0	.	.	206,900	206,900	Year End Roll	12/16/2013
2013	102	FV	206,900	0	.	.	206,900	206,900		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARYAL SAROJ,	66310-426		10/30/2015		312,053	No	No		
MANCHAND FIONA	36019-198		7/31/2002		235,000	No	No		
CHEN THOMAS M	29981-11		3/30/1999		149,900	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
									10/27/2017	Measured	DGM	D Mann					
									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			646-6628, Building Number 1.													
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>																	
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average																
Color: BRICK				A Kits: 1	Rating:																
View / Desir: N	- NONE			Fpl: 0	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																
Grade: C	- Average			<b>CONDOS INFORMATION</b>																	
Year Blt: 1971	Eff Yr Blt:			Location: F	- Front																
Alt LUC:	Alt %:			Total Units: 1																	
Jurisdct:	Fact: .			Floor: 1	- 1st Floor																
Const Mod:				% Own: 1.789999962																	
Lump Sum Adj:				Name: 23 - 6038																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: AV	- Average			28. %					No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:				%					1	4	2	0					
Sec Int Wall: 1	%			Economic:				%													
Partition: T	- Typical			Special:				%													
Prim Floors: 4	- Carpet			Override:				%													
Sec Floors: 1	%			Total: 28.8				%													
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>													
Subfloor:				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj: 1.17039108																	
Electric: 3	- Typical			Const Adj: 1.00909925																	
Insulation: 2	- Typical			Adj \$ / SQ: 377.933																	
Int vs Ext: S				Other Features: 32813																	
Heat Fuel: 3	- Electric			Grade Factor: 1.00																	
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.35000002																	
# Heat Sys:				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 500935																	
% Com Wall:	% Sprinkled:			Depreciation: 144269																	
				Depreciated Total: 356666																	
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 049.A-0002-0006.C																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:				Total Special Features:				Total:												